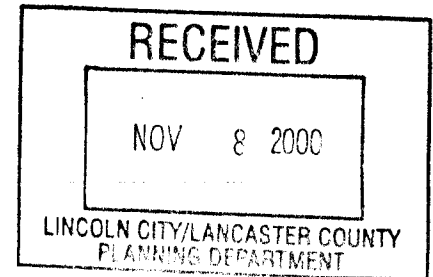


M e m o r a n d u m



To: Jennifer Dam, Planning Department

From: Dennis Bartels, Public Works & Utilities

Subject: Morning Glory Estates Preliminary Plat, C.U.P., and Use Permit

Date: November 6, 2000

cc: Allan Abbott, Roger Figard, Virendra Singh, Lynn Johnson, John Huff

Public Works has reviewed the revised submittal for Morning glory Estates located at the northeast corner of 84th and Holdrege Street and has the following comments:

1. Water - As noted in the first report, this development should agree to pay half the cost of the 8" equivalent cost of the 16" water main in Holdrege adjacent to this plat. A water main needs to be shown along the unnamed street in Lot 1, Block 3.
2. Sanitary Sewer - Sanitary sewer is required from the north side of this plat to north of Leighton. This development is responsible for the cost of this construction. This development must pay the approved connection fee for outletting to the Regent Heights trunk sanitary sewer. The waiver requested for the sanitary sewer outlet depth is satisfactory.
3. Drainage and Grading - The plan shows a 40' easement for a future private street. The plan needs to be revised to show this street the same as other streets on the preliminary plat, provide street grades in accordance with standards, and revise the grading plan in accordance with the proposed street grades. It appears that significant grading is needed to build this street. This affects the storm water detention and other required grading in Lot 2, Block 3. Lot 1, Block 3 is included in this plat. The storm water detention calculations do not address this lot.

The storm sewer downstream from Area C3 needs to be located in a 30' easement. The pipe location and easement needs to be outside the area of the garage now shown in the same location.

4. Streets - The proposed street north of Lexington needs to be shown with required details, not just with a 40' easement and a note for a future street.

The plan needs to be revised to show the improvements that are tentatively agreed to for transportation improvements and right-of-way dedication or acquisition outside this plat. The dimensional relationship of the proposed curblin to existing or proposed right-of-way must be shown.

Additional right-of-way dedication along Holdrege Street and along 84th Street is needed to construct the paving cross-section shown on the plans.

5. The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Jennifer Dam	DATE: 11/30/2000
DEPARTMENT: Planning	FROM: Chris Schroeder <i>CS</i>
ATTENTION:	DEPARTMENT: Health
CARBONS TO: Leon F. Vinci, MPH EH File EH Administration	SUBJECT: Morning Glory Estates

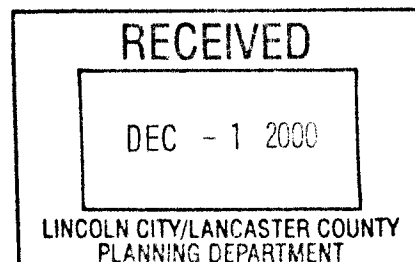
These comments are exactly the same as where provided on 10/25/2000.

The Lincoln-Lancaster County Health Department (LLCHD) has not identified any serious negative environmental health impacts from incompatible land-uses. In fact, LLCHD does endorse utilizing the "urban village" concept when designing a sub-development to help minimize vehicle miles traveled subsequently reducing air pollution.

With respect to storm water management, LLCHD does have some concerns regarding the increase in paved parking lots and the accompanying increase of polluted runoff. The applicant is encouraged to incorporate better parking lot designs which will minimize polluted runoff.

In addition, the applicant should review the City of Lincoln, Noise Control Ordinance Chapter 8.24 L.M.C. Specifically, measured at the property line for residential zoning, noise pollution cannot exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.

If you have any questions, please contact me at 441-6272.



City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF00022**

Address

Job Description: Development Review - Fire

Location: MORNING GLORI ESTATES

Special Permit: Y 1839

Preliminary Plat Y 00001

Use Permit: Y 128

CUP/PUD: N

Requested By JENNIFER DAM

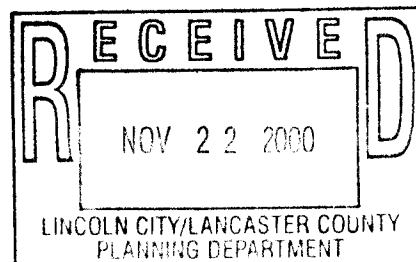
Status of Review Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



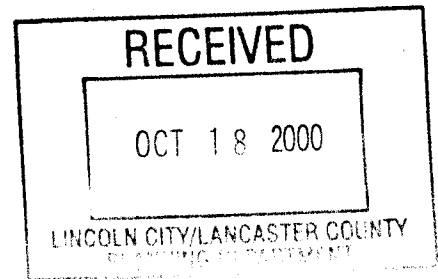
MEMORANDUM

DATE: 10-18-00

TO: Jennifer Dam, Planning Department

FROM: Dennis Duckworth

REG: Preliminary Plat of Morning Glory Estates SP 1839



Jennifer:

The Police Department has no problems with the resubmittal of the Preliminary Plat of Morning Glory Estates.

Thank you,

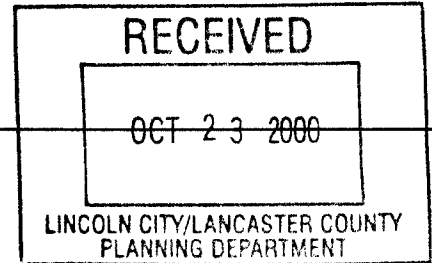
A handwritten signature in cursive script that reads "Dennis Duckworth".

Sergeant Dennis Duckworth
Lincoln Police Department

SUPERVISOR, CUSTOMER SERVICE SUPPORT



**UNITED STATES
POSTAL SERVICE**



October 20, 2000

Jennifer Dam
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: Prelim Plat 00001 – Morning Glory Estates CUP

Jennifer,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thankyou,

Ronald G. White
Supv. Customer Service Support

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County


Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: October 25, 2000

TO: Jennifer Dam
Planning Department

FROM: Larry V. Worrell 
County Surveyor

SUBJECT: MORNING GLORY ESTATES PRELIMINARY PLAT 00001 AND CUP

Upon review, this office has no direct objections to this submittal.

LW/rln

DOC\L\W\MorningGloryEstates.wpd



INTER-DEPARTMENT COMMUNICATION

DATE October 25, 2000

TO Jennifer Dam, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #18N-86E

Attached is the Resubmitted Preliminary Plat/CUP & Use Permit for Morning Glory Estates.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements. However, please label the 15' easement along the west line of Block 3, Lot 1 as "utility" easement.

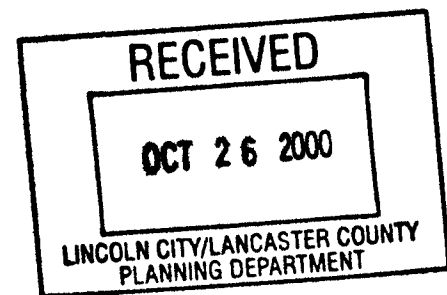
It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Sharon Theobald

ST/nh
Attachment
c: Terry Wiebke
Easement File



interoffice
M E M O R A N D U M

to: Jennifer Dam, Planning
from: Rachel Martin, Parks and Recreation
subject: Morning Glory Estates
date: November 28, 2000

Parks and Recreation Department staff have reviewed the above referenced proposal and have the following comments.

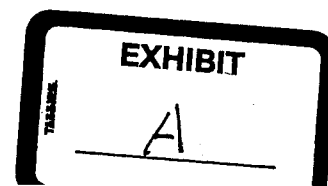
- 1) A community recreation plan is required for the proposed multi-family residential development on Lot 3, Block 3. Plans should include details of outdoor play courts, sand lot, and tot lot. Safety distances and the play surface should meet Consumer Product Safety Commission standards. The play area should be accessible by walkway. Shaded seating for adults supervising children should be provided in the vicinity of the play area. Please provide a community recreation plan for review.

Please phone me at 441-7936 with any questions or comments.

**LEGAL DESCRIPTION
ANNEXATION
MORNING GLORY ESTATES**

A LEGAL DESCRIPTION FOR ANNEXATION PURPOSES FOR A TRACT OF LAND COMPOSED OF LOT 94 I.T., AND A PORTION OF LOT 93 I.T., ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 69.97 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 85.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 94 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 94 I.T., A DISTANCE OF 1133.05 FEET TO A NORTHWEST CORNER OF SAID LOT 94 I.T., THENCE NORTH 71 DEGREES 32 MINUTES 06 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 94 I.T., A DISTANCE OF 63.24 FEET TO A NORTHWEST CORNER OF SAID LOT 94 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG A WEST LINE OF SAID LOTS 94 I.T., AND 93 I.T., A DISTANCE OF 60.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 93 I.T., THENCE NORTH 71 DEGREES 35 MINUTES 42 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 63.25 FEET TO A SOUTHWEST CORNER OF SAID LOT 93 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 20.00 FEET TO A POINT, THENCE SOUTH 53 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 26.93 FEET TO A POINT, THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS EAST, A DISTANCE OF 147.31 FEET TO A POINT, THENCE SOUTH 86 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 101.97 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 450.00 FEET, ARC LENGTH OF 164.18 FEET, DELTA ANGLE OF 20 DEGREES 54 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 45 MINUTES 48 SECONDS EAST, AND A CHORD LENGTH OF 163.27 FEET TO A POINT OF TANGENCY, THENCE SOUTH 65 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 1.80 FEET TO A POINT, THENCE NORTH 21 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 36.07 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 647.61 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 93 I.T., THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 796.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 93 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST ALONG THE



EAST LINE OF SAID LOTS 93 I.T., AND 94 I.T., A DISTANCE OF 1896.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94 I.T., THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 94 I.T., A DISTANCE OF 1217.61 FEET TO A SOUTHWEST CORNER OF SAID LOT 94 I.T., THENCE NORTH 43 DEGREES 56 MINUTES 50 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 94 I.T., A DISTANCE OF 28.84 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 47.16 ACRES, OR 2,054,261.06 SQUARE FEET MORE OR LESS.

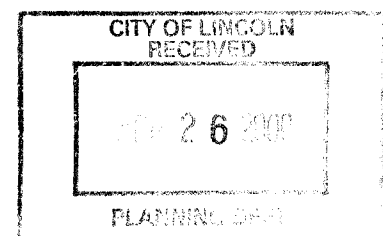
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**LEGAL DESCRIPTION
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FROM "AG" TO "0-3"**

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COMMENCING AT THE NORTHWEST CORNER OF THE REMAINING PORTION OF LOT 93 I.T., SAID POINT BEING 90.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 93 I.T., A DISTANCE OF 1235.38 FEET TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 93 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOTS 93 I.T., AND 94 I.T., A DISTANCE OF 1896.50 FEET TO THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF LOT 94 I.T., THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 624.27 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 593.34 FEET TO A POINT OF DEFLECTION, THENCE NORTH 43 DEGREES 56 MINUTES 50 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 28.84 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 594.26 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 578.14 FEET TO A POINT, THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, A DISTANCE OF 266.46 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 177.56 FEET, DELTA ANGLE OF 12 DEGREES 43 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 06 DEGREES 28 MINUTES 55 SECONDS EAST, AND A CHORD LENGTH OF 177.19 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 134.46 FEET, DELTA ANGLE OF 12 DEGREES 50 MINUTES 25 SECONDS, A CHORD BEARING OF SOUTH 06 DEGREES 25 MINUTES 12 SECONDS EAST, AND A CHORD LENGTH OF 134.18 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 43.74 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 8.34 ACRES, OR 363,440.22 SQUARE FEET MORE OR LESS.

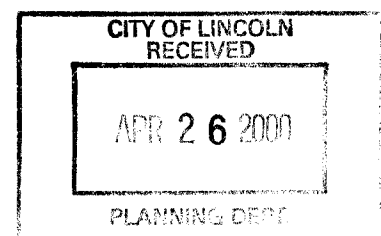
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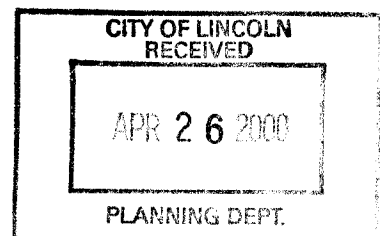
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PORTION OF LOT 93 I.T., A DISTANCE OF 338.61 FEET TO A POINT OF DEFLECTION ,
THENCE NORTH 00 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE WEST LINE
OF SAID REMAINING PORTION OF LOT 93 I.T., A DISTANCE OF 294.93 FEET TO THE
TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 14.50
ACRES, OR 631,828.78 SQUARE FEET MORE OR LESS.

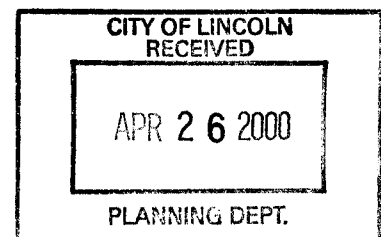
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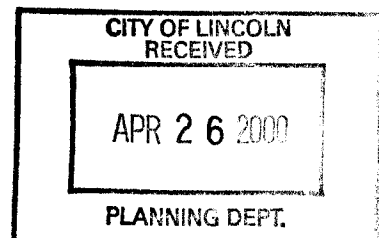
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EAST, AND A CHORD LENGTH OF 171.28 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 427.18 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 15.70 ACRES, OR 684,319.24 SQUARE FEET MORE OR LESS.

APRIL 19, 2000 (12:18PM)
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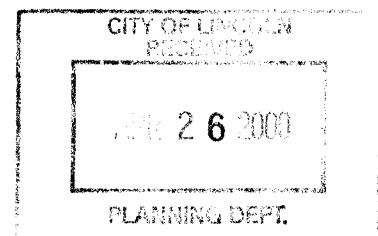


**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "AG" TO "R-4"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 93 I.T., AND A PORTION OF THE REMAINING PORTION OF LOT 94 I.T., ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 93 I.T., SAID POINT BEING 90.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 93 I.T., A DISTANCE OF 438.42 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 93 I.T., A DISTANCE OF 796.96 FEET TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 93 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOTS 93 I.T., AND 94 I.T., A DISTANCE OF 849.45 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 427.18 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 172.62 FEET, DELTA ANGLE OF 24 DEGREES 43 MINUTES 32 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 40 MINUTES 28 SECONDS WEST, AND A CHORD LENGTH OF 171.28 FEET TO A POINT OF TANGENCY, THENCE NORTH 65 DEGREES 18 MINUTES 41 SECONDS WEST, A DISTANCE OF 221.72 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 25.80 FEET, DELTA ANGLE OF 03 DEGREES 41 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 67 DEGREES 09 MINUTES 34 SECONDS WEST, AND A CHORD LENGTH OF 25.80 FEET TO A POINT, THENCE NORTH 20 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 67.09 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS WEST, A DISTANCE OF 647.50 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 15.11 ACRES, OR 658,605.54 SQUARE FEET MORE OR LESS.

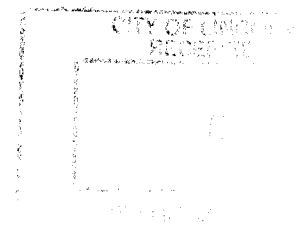
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**LEGAL DESCRIPTION
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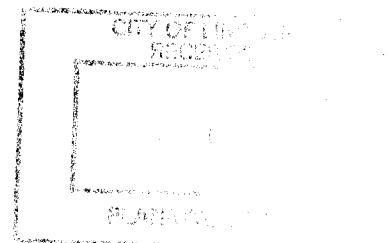
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOTS 93 I.T., AND 94 I.T., ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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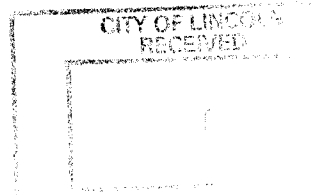
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**LEGAL DESCRIPTION
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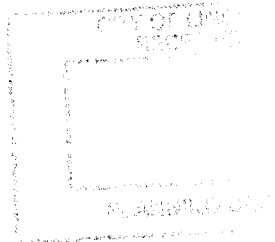
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 94 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND A CHORD LENGTH OF 134.18 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 43.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 94 I.T., THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 593.34 FEET TO A SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 4 I.T., THENCE NORTH 43 DEGREES 56 MINUTES 50 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 28.84 FEET TO A SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 94 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 1133.05 FEET TO A NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 94 I.T., THENCE NORTH 71 DEGREES 32 MINUTES 06 SECONDS EAST ALONG A NORTHWEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 63.24 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 94 I.T., A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 15.94 ACRES, OR 694,140.40 SQUARE FEET MORE OR LESS.

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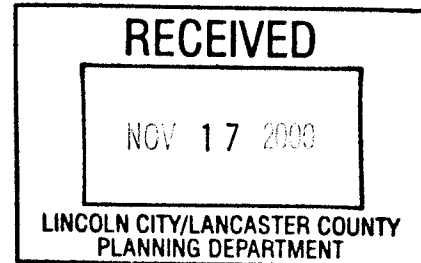




OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

14 November 2000

Ms. Jennifer Dam
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508



Re: Morning Glory Estates Preliminary Plat
#00011 & Use Permits
(REVISED LETTER)
OA Project No. 98-0113.03 and .04

Dear Jennifer:

Enclosed please find the following revised drawings for the above-mentioned project:

1. 19 copies of the Site Plan.
2. 9 copies of the Drainage and Grading Plan.
3. 5 copies of the Preliminary Street Profiles.
4. 6 copies of the Landscape Plan.
5. 3 copies of the Detention Cell Calculations.

The following comments are in response to the Staff Report dated 26 June 2000, and are reflected in the revised plans listed above:

1. The Exhibit included on the Site Plan has been revised to include the area of CUP and Use Permit.
- 2,3. The area of the CUP includes the proposed R-3 and R-4 zoning areas. Total allowed density within this CUP would be 312 units, and we are proposing to build 269 units. This area would allow 207 units if under an R-3 zoning only. We are requesting what would amount to a 16% increase in dwelling units. The proposed apartment area has a cluster density of 13.8 units/Ac., well below the 20 dwelling units/Ac. allowed under design standards, and we would also be under the 15 units/Ac. allowed under R-3 cluster density. The nearest home is approximately 400' away; no homes exist directly east or north of the apartment area; and future land use plans show these areas designed as Urban Residential. We have shown the required screening for the areas bordering the apartment area, a recreational area and clubhouse, adequate parking, and a layout and use that incorporates the existing L.E.S. power lines running through our site, an area not conducive to single family homes. We feel this request is within appropriate design standards for density and design. The clubhouse within the apartment area will be accessible to the single family lots for their use with an annual fee.

4. We have revised the plan to eliminate Lot 2 and create one lot with existing access from Lexington Avenue.
5. The area of Lot 1, Block 3, is developed as an existing Church and will remain as such until sometime in the future when commercial uses are desired. A use permit would then be required for this area. No proposed/future uses are known at this time. We have noted on the Site Plan under Lot 1, Block 3, (future retail/commercial uses) as requested. We would request a waiver of requiring a use permit for this area along with the change of zone.
6. This area was included in the assumptions for the Traffic Study using a general commercial designation. It is stated under the trip generation and distribution (Page 3). "The potential to develop an additional 30,000 s.f. on the property in the future would result in an additional 1,037 daily trips, 86 a.m. peak hour trips, and 66 p.m. peak hour trips." Additional revisions have been made at the request of Public Works.
7. The Site Plan has been revised to show a floor area ratio of less than 0.25 for the combined B-2 and O-3 areas, totaling 14.42 ac.
8. The B-2 area/layout has been revised to show adequate parking.
9. The O-3 area shows a 20' setback along the south and east property lines.
10. The setback along 84th Street along the proposed O-3 zoned property has been revised to show a 50' front yard as requested.
11. Violet Circle has been renamed Lavender Circle.
12. Phlox Lane has been renamed Delphinium Lane.
13. We are providing a 40' access easement for a future private roadway to the north as agreed in our meeting.
14. Note 7 has been revised to indicate that sidewalks will be provided on both sides of all public and private roadways, with exception of a waiver request of sidewalks along the east side of North 86th Street along the back side of Lots 11, 12, 21 and 22. No access is needed in this area which abuts double frontage lots.
15. The previous Note 24 has been removed.
16. Note 27 (previously #28) has been revised.
17. Notes 25, 31 (previously #32) and 33 (previously #34) have been revised.

18. The Landscape Plan has been revised to:
19. 1. Show required screening along the north with berming and landscaping by
20. the east property lines of the multi-family area.
2. Show additional screening along Holdrege Street for Lots 23 and 26, Block 5.
3. Show the location, size if over 6", and common names of all existing trees still on site.
21. We are requesting a waiver of Section 26.23.140(e) of the Subdivision Ordinance to allow double frontage lots along North 86th Street for Lots 11, 12, 21, and 22, in Block 5. The proposed lot depths range from 140' to 187' in this area.
22. We are requesting a waiver of Section 26.23.140(a) of the Subdivision Ordinance to allow residential lots with a depth of less than 120' along Holdrege Street.
23. We are requesting a waiver of Section 26.23.125 of the Subdivision Ordinance which would require a pedestrian way be placed through the single family lots along our east property to the east. Access is not needed to this area. 2-3 acreage lots exist to the east of this area.
24. The contours and elevations are to NAVD 1988 Datum. A general note on the Drainage and Grading Plan stated an incorrect datum, and it has been revised.
25. Lots 1-13, Block 4, which were submitted as duplex lots, have been revised to 9 single family lots.
26. General Comment.
27. Lot 1, Block 1, will be served with the sanitary trunk sewer to the north. An exhibit has been added to the Grading and Drainage Plan, Sheet 2 of 4, to show the planned route. We are requesting a waiver for a portion of this 8" sanitary trunk sewer, servicing Morning Glory Estates, to exceed 15 feet in depth. Due to the easement route available, a portion of the sewer will be going against grade and require deeper manholes.
28. General Comment.
29. Lot 1, Block 3, is not currently being developed. It has been added to the Drainage Plan and shown to sheet drain offsite to the north. The Grading and Drainage Plan has been revised to show 4.3 acres being detained in the Northern Lights Detention Cell. This amounts to less runoff than during the pre developed conditions. According to the Regent Heights 1st Addition/Northern Lights Addition Grading and Drainage Plan, the detention cell at Northern Lights will handle more runoff from this site than is being delivered.

30. The Drainage Calculations have been revised to meet the requirements of the Public Works Department.
31. The Grading Plan has been updated to show a swale to the detention cell.
32. The curve number of 61 for developed conditions has been revised to a curve number of 83.
33. Drainage areas' A2 and A3 have been reconfigured. A1 is the current area that drains into existing storm sewer in North 84th Street. The two pipes have a combined capacity of 24 CFS which is adequate for the 10-year runoff.
- 34,35. The Owner/Developer has agreed to eliminate the access to 84th Street from Phlox Lane. In exchange, the Public Works Department will not object to the North 87th Street and Holdrege Street access from the single family area. Without this access single family residents would have to travel through the office/commercial area causing additional congestion. In addition, the total number of lots would exceed the City's Design Standards (greater than 40 units) for one entrance/exit to this area if the 87th Street and Holdrege access were eliminated. Other alternatives like extending Misty Blue Circle to North 86th Street, would violate stacking requirements from North 86th Street to Holdrege Street. Lavender Circle cannot be extended to North 86th Street due to the steep grades in that area.
36. An access easement is being provided through Lot 1, Block 3, to give access to the property to the north.
37. The Site Plan has been updated to show proper alignment, left turn and through lanes, to align with the existing 33' pavement section on the south side of Holdrege Street.
38. The Developer requests the street name remain Lexington. Northern Lights Drive is a dead end commercial drive that should not continue through this development. The common name E-W through the City aligned with this street is Lexington.
39. The Site Plan has been updated to show improvements to Holdrege Street as per offsite improvement agreements.
40. The Site Plan has been revised to show proper opposing left turn geometrics.
41. The Site Plan shows 60' of right-of-way through North 86th Street and 50' through the residential frontage.
42. A left turn lane has been added to the plan as per offsite agreement.
43. Agreements have been reached concerning the offsite traffic improvements.

Ms. Jennifer Dam
Page Five
14 November 2000

44. The Site Plan was submitted showing the 10-feet of right-of-way to be dedicated north of Holdrege Street from 84th Street to the east side of North 86th Street, for a proposed total of 60'.
45. The Owner/Developer has agreed to eliminate the North 84th Street access right in-right out at Phlox Lane.
46. The Grading Plan has been revised to protect the culvert and provide drainage in the ditch section.
47. The Grading Plan has been revised, showing no grading onto the property to the east. There will now be grading onto the property to the north. Written authorization is being submitted for the grading to the north.
48. The fire hydrants have been relocated as suggested.
49. General Comment.
50. The clubhouse within the apartment area will be accessible to the single family lots for their use with an annual fee.
51. A copy of the Wetland Mitigation Plan has been submitted to you.
- 52.-55. General Comments.
56. L.E.S. Easements are shown on the Site Plan as requested.

We would agree to the General Requirements 1., 2.1-2.7.

We are requesting a waiver to allow on-premises ground signs for each free standing pad site building in the setback as shown.

If you require further information or have any questions, please call.

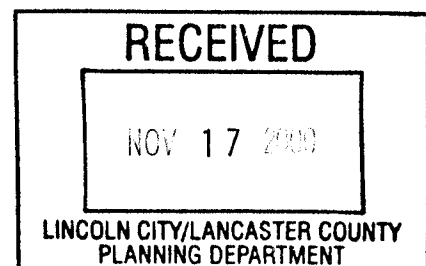
Sincerely,



Gary L. Bredehoft

Enclosures

cc: Don Linscott
Jerry Heinrichs
Mark Hunzeker





Lincoln

Nebraska's Capital City

June 26, 2000

Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

RE: Morning Glory Estates Preliminary Plat #00011

Dear Gary:

Your preliminary plat has been reviewed by the county staff, the city staff and other agencies involved in land subdivision. The review found the plans will need revisions to bring them into compliance with the regulations. Those revisions include:

1. Revise the site plan to more clearly show the proposed zoning lines, and to clearly show the boundaries of the proposed C.U.P. and Use Permit.
2. You have proposed R-4 and R-3 zoning on the east side of the proposed development. You have not provided justification as to why the R-4 zoning is necessary. The area to the east is developed with rural residential uses. The proposed density of the multi family area is too high, given the abutting uses. The residential development is shown in a proposed community unit plan, however a recreation plan has not been provided for the area of the C.U.P. The area of the C.U.P. does not show creative design, which is the purpose of a C.U.P. Revise the plan to show a density that would provide a better transition to the rural residential uses to the east.
3. The number of units proposed in the area proposed for R-4 zoning exceeds the maximum number allowed under the density calculations.
4. Revise the plan to provide access to a public or private road to Lot 1, Block 3. The access easement shown adjacent to N. 84th Street is not acceptable.
5. Revise the plan to indicate the proposed future uses/commercial area of Lots 1 and 2, Block 3.



6. Lots 1 and 2, Block 3 were not included in the assumptions for the traffic study. The assumptions for this portion of the development should be included.
7. The development area tables for the O-3 and B-2 areas incorrectly calculate the floor area ratio. Based on the information provided for the total acreage of those areas, the proposed development has a floor area ratio of 26.68% in the B-2 area (excluding the church lots) and 29.7% in the O-3 area. This is not in conformance with the Comprehensive Plan which states that "Commercial areas in the developing area of the city are anticipated to have, on average, a floor to area ratio of 0.25." (p. 43) There does not appear to be unusual circumstances to warrant a higher floor to area ratio on this site.
8. The plans do not provide adequate on site parking for the proposed uses on Lots 1 through 7, Block 2. You have not provided information to show that the parking south of Phlox Lane would serve non-concurrent demand. Revise the plans to provide adequate parking within the area of the proposed uses.
9. Revise the plans to show a 20' front yard setback along all of the proposed front yards abutting the area proposed for O-3 development.
10. For consistency, the plans should be revised to show a 50' front yard setback along N. 84th Street.
11. Rename Violet Circle, it too closely approximates an existing Violet Street.
12. Rename Phlox Lane, as it too closely approximates Fox St.
13. Revise the plans to show a road connection to the north as required by Section 26.23.030 of the Subdivision Ordinance.
14. Sidewalks are required in both sides of all streets. Revise note 7 to indicate that sidewalks will be provided on both sides of all public and private streets.
15. Remove note 24. Plats cannot be approved administratively when right-of-way is dedicated.
16. Revise note 28 to reflect Section 26.23.140(g) of the Subdivision Ordinance which stipulates the circumstances under which a lot is not required to front upon and take access to a public or private street.

17. Revise notes 25, 32 and 34 to reflect and make reference to Chapter 27.71 of the Zoning Ordinance, which stipulates the requirements for projections from buildings, patios, eaves, etc.
18. Revise the landscape plan to show the required screening along the north and east lines of the proposed multi-family lot.
19. Additional screening is required along the lot lines abutting Holdrege Street of Lots 23 and 26, Block 5.
20. Revise the plat to show the location, size and common name of all existing trees within and adjacent to the subdivision as required by Section 26.15.020(c) of the Subdivision Ordinance.
21. Section 26.23.140(e) of the Subdivision Ordinance states that the residential lot arrangement of a subdivision shall be accomplished in such a manner that there will be no lots with a double frontage unless the subdivision abuts a major street. N. 86th Street is not a major street. The plat should be revised to meet the requirements of the subdivision ordinance.
22. Revise the lots so that the residential lots abutting Holdrege Street have a minimum depth of 120', as required by 26.23.140(a) of the Subdivision Ordinance.
23. Provide a pedestrian way to the east as required by 26.23.125 of the Subdivision Ordinance.
24. Revise the contours and elevations to NAVD 1988.
25. Lots 1-13, Block 4 do not meet the minimum lot area requirements for the R-3 zoning district.
26. The Public Works Department noted that the proposed water system is satisfactory. The City subsidized half the costs of the 8" equivalent cost for construction of the 16" water main. With the annexation this development should be required to pay this cost to the City.
27. The Public Works Department noted that this plat with the exception of Lot 1, Block 1 cannot be served with sanitary sewer until an outlet is built to the north. At this time there are no outlets planned to the north.

28. This plat is served by the Regent Heights trunk sewer. This development must agree to pay the approved connection fee for outletting to this sewer at the time of annexation.
29. The Public Works Department noted that the drainage study and grading plan are incomplete. Lots 1 and 2, Block 3 are not included in the drainage study calculations. The preliminary plat contains almost 54 acres. The plan shows storm water being detained in Northern Lights. The Northern Lights detention was not approved assuming providing detention for this development. More detention information is required to meet design standards.
30. The Public Works Department stated that design standards require a 10 year design storm for commercial area. The calculations are for a 5 year design.
31. The Public Works Department noted that the grading for the 30" storm sewer outlet downstream from C5 is not acceptable. The grades shown will create maintenance problems.
32. The Public Works Department stated that the detention calculations show a curve number of 61 for post development conditions and a curve number of 75 for predevelopment. 61 is too low for developed lots.
33. The Public Works Department stated that the storm sewers downstream from A2 and A3 outlet to existing storm sewers. The study needs to verify that downstream pipes are adequate.
34. Public Works objects to the private roadway Phlox Lane intersecting 84th Street. There is controlled access to 84th. Design standards say intersections with major streets should be limited to 1/4 mile spacing. Since this intersection violates design standards and access control has been purchased this intersection should not be approved. The city has been criticized by the Nebraska Department of Roads and the Federal Highway Administration for requesting the similar break on the west side of 84th.
35. The intersection of 87th with Holdrege violates design standards with its spacing from 86th Street and should be eliminated. The traffic study shows traffic numbers that do not justify another intersection.

36. Design standards require that the street system in this plat be extended to the north property line. The north plat dimension is 1235'. Forcing a street to be built to the north when property to the east is developed will create a situation where the 1/4 mile block length requirement is violated. The Public Works Department finds no engineering reason to recommend a deviation.
37. The design of the intersection of 86th and Holdrege is unsatisfactory. The alignment of the left turn lanes and thru lanes must be considered. The 16' wide median at Holdrege appears to prevent proper alignment.
38. The street named Lexington needs to be revised to Northern Lights Drive to match the street names west of 84th.
39. The subdivision ordinance requires curb and gutter in Holdrege Street adjacent to this plat. None is proposed.
40. The medians and turn lanes at Northern Lights Drive do not provide proper alignment for the required left turn lanes and must be revised.
41. Additional details must be provided to show the relationship of the right-of-way along 84th and Holdrege to the recommended lane configuration shown in the traffic study.
42. The improvements to Holdrege Street must include provisions for a left turn from Holdrege into 86th Street.
43. Upon final review and approval of the traffic study, agreement must be reached concerning the off-site traffic improvements identified in the traffic study. The study as submitted identifies potential future capacity problems. The approval of this project will add to these potential problems.
44. The County Engineer has requested that an additional 10 feet of right-of-way be dedicated along Holdrege Street from N. 84th to the east side of N. 86th Street.
45. The County Engineer has requested that access to N. 84th Street and Holdrege Street be relinquished, except at Lexington Avenue at N. 86th Street and N. 87th Street. The County purchased controlled access along N. 84th Street which does not allow the connection of Phlox Lane.

46. The County Engineer noted that there is an existing 42" culvert under Holdrege Street approximately 200' east of N. 86th Street. The proposed grading will fill over the outlet and there is no provision for this drainage.
47. The County Engineer noted that grading extends beyond the limits of this plat in the northeast corner. Documentation must be submitted authorizing work on adjacent property.
48. The Fire Department noted that two hydrants are located in an unusable location in the Lot 3, Block 3 portion of the plat. The fire hydrants located adjacent to the 48 unit structure on the west end of the plat and the other in the center of the complex should be relocated to the north side of the structure adjacent to the parking lot, and the other should be relocated to a spot adjacent to the clubhouse next to the parking lot.
49. The Parks and Recreation Department noted that a neighborhood park of eight to ten acres will be needed to provide outdoor recreation facilities and open space for future residents as the section of land around the proposed development builds out.
50. The Parks and Recreation Department noted that a community recreation plan is required for the proposed multi-family residential development. It appears that an outdoor play court and sand lot are proposed. In addition, a small play area with a climbing structure and swing is recommended. Safety distances and the play surface should meet Consumer Product Safety Commission standards. The play area should be accessible by walkway. Shaded seating for adults supervising children should be provided in the vicinity of the play area. Please provide a revised community recreation plan for review.
51. Your letter of application notes that a wetland mitigation plan is being developed. Please submit a copy of the wetland mitigation plan for our review.
52. The Health Department noted that an annual well permit will be required for the well used by the church.

53. The Health Department noted that the church will be required to connect to the City sewer system once it is available. The connection to the city sewer system shall be in compliance with the Lincoln Plumbing Ordinance and shall be completed within six months of the day the sewer is available. Within 30 days of discontinuing use, the septic tank must be pumped and properly abandoned.
54. The Health Department noted that provisions should be made to retain as much of the existing tree mass as possible.
55. The Public Works Department noted that the information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.
56. Provide easements requested by LES and add a note stating that "any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

In addition you should be aware of the following general requirements:

1. You must complete the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

2. You must agree:
 - 2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 2.2 To complete the private improvement shown on the preliminary plat.
 - 2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 2.4 To continuously and regularly maintain the street trees along the private roadways and landscape screens.
 - 2.5 To submit to the lot buyers and homebuilders a copy of the soil analysis.
 - 2.6 To pay all improvement costs.
 - 2.7 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

I cannot recommend approval to your preliminary plat until all of the above revisions have been made and the issues have been resolved. Following the review of the revised plans and your response to the issues, I will reconsider my recommendation.

All deviations from the Land Subdivision Ordinance and the adopted Design Standards are to be set forth, reasons given for each deviation, reasons given on how the proposal meets the intent of the Land Subdivision Ordinance and why the deviation should be accepted are to be submitted with the revised preliminary plat. Refer to Section 26.15.030(d) of the Lincoln Municipal Code.

The next step in the review process requires a written response from you indicating agreement or disagreement with each of the preceding revisions and general requirements. The Plans must be submitted 5 Mondays before the Planning Commission hearing.

Please find attached reports from other departments who reviewed your plans.

The Planning Staff will gladly assist you in processing this plan and you may contact Jennifer Dam (441-6362.)

Sincerely,

A handwritten signature in black ink, appearing to read "John Bradley, Jr.", is written over the printed name of Kathleen A. Sellman.

Kathleen A. Sellman, AICP
Director of Planning

Attachments

cc: Don Linscott
University Park Congregation of Jehovah's Witnesses
Dennis Bartels, Public Works & Utilities
Lincoln Electric System
Aliant Communications
City-County Health Department
Building & Safety
Parks & Recreation
County Engineering
Fire Department
Police Department
File

MEMORANDUM

TO: Planning Commission
FROM: Jennifer Dam, Planning JD
DATE: February 14, 2001
CC: Dennis Bartels, Public Works
file
RE: Additional conditions for Morning Glory Estates

Attached is a memo from Dennis Bartels. This memo was not received until the staff report had already gone to the printer.

Please add the following conditions of approval:

Special Permit

- 1.2.27 Revise the plan to show street widths of Lexington Ave and 86th Street satisfactory to Public Works.
- 1.2.28 Revise the site plan to show the transportation improvements agreed to with the Public Works Department.

Preliminary Plat

- 1.2.24 Revise the plan to show street widths of Lexington Ave and 86th Street satisfactory to Public Works.
- 1.2.25 Revise the site plan to show the transportation improvements agreed to with the Public Works Department.

Use Permit


- 1.2.23 Revise the plan to show street widths of Lexington Ave and 86th Street satisfactory to Public Works.
- 1.2.24 Revise the site plan to show the transportation improvements agreed to with the Public Works Department.

M e m o r a n d u m

RECEIVED

FEB 14 2001

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

To: Jennifer Dam, Planning Department
From:  Dennis Bartels, Public Works & Utilities
Subject: Morning Glory Estates Preliminary Plat
Date: February 7, 2001
cc: Roger Figard, Nicole Fleck-Tooze, Virendra Singh

Public Works has reviewed Morning Glory Estates Preliminary Plat revisions and the annexation and zoning agreement and has the following comments:

1. Street System - 86th Street needs to be extended north from Lexington Avenue to the north line of the plat. The grading plan needs to be revised to show this street. A street grade needs to be submitted. This street and accompanying utilities should be built when Lot 2, Block 3 is developed. The street is needed to facilitate development to the property to the north.

The street widths of Lexington and 86th Street as shown on the plat are unsatisfactory to meet design standards. Lexington to 86th and 86th to Holdrege serves the commercial zoning and needs to be a minimum of 33' wide. The transition from 33' to 27' for Lexington should occur east of the apartment driveway.

The improvements shown on the site plan for 84th Street and for Holdrege do not match the verbal agreements Public Works and the developers engineer have reached concerning the design. The annexation agreement also needs to be revised to match this tentative agreement.

2. Drainage - The drainage study and grading plan need to be revised to show the grading referenced in the street comments.
3. Sanitary Sewer - The sanitary sewer system as shown is satisfactory. The annexation agreement shows the connection fee requirement for the Regent Heights trunk sewer.
4. Water - A public water main needs to be shown in 86th Street north of Lexington.

The 16" main required east of 86th in Holdrege is eligible for a subsidy equal to the difference between the cost of the 16" main and a 6" equivalent for that length.